

**DATE:** March 22, 2021

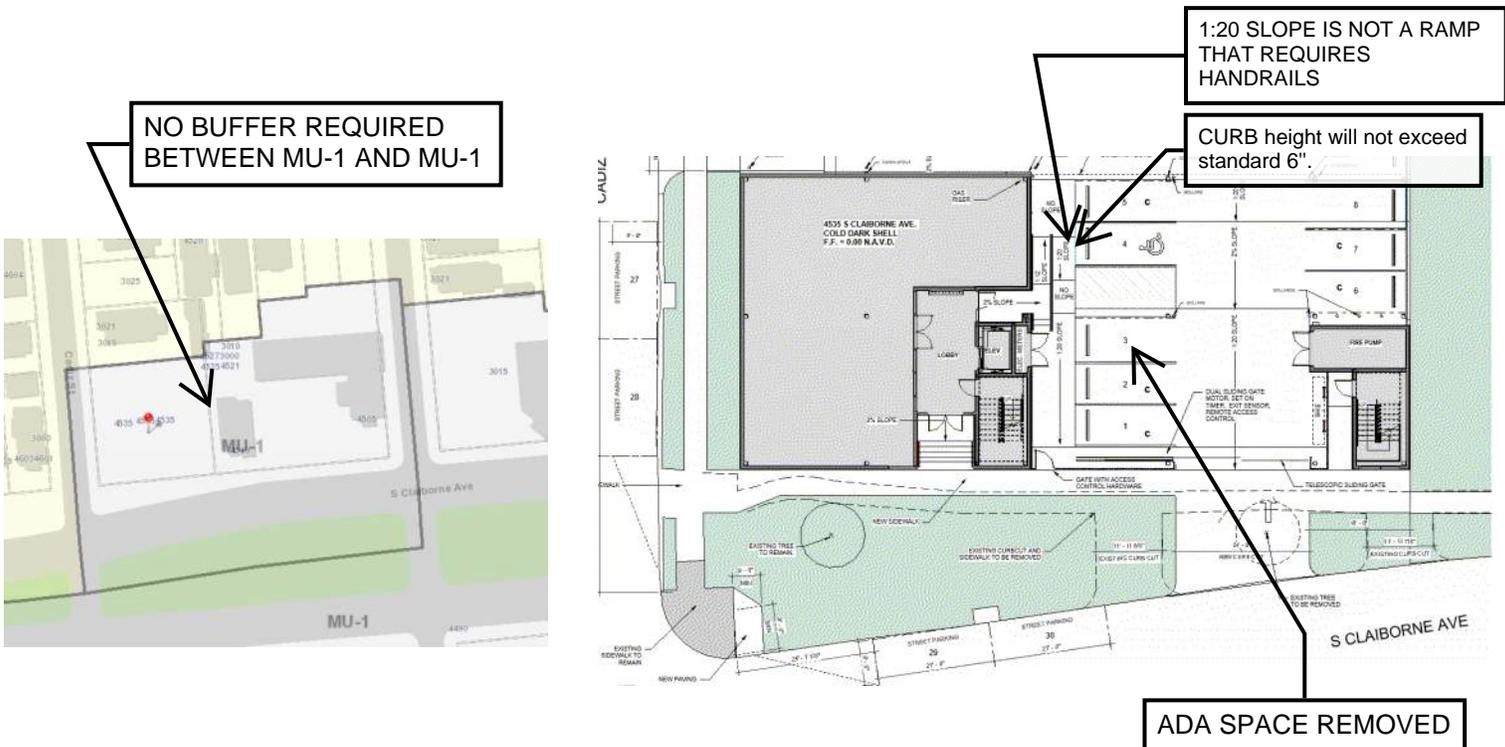
**FROM:** John Dauer

City Planning Commission  
1300 Perdido St #7,  
New Orleans, LA 70112

**PROJECT:** Permit 21-03793-NEWC  
4535 S Claiborne Ave  
New Orleans, LA 70125

In response to the comments made at the 3-17 DAC meeting we have made the following revisions to the design of 4535 S Claiborne Ave.

1. We have added two new Southern live Oak trees to S. Claiborne Ave to make up for removing one existing Live Oak. We have added an additional Dahoon Holly to Cadiz Street for a total of (5). Revised landscape plans are attached.
2. We have added an additional 5'x8' paving area near the bus stop and have aligned the side walks at the south east corner of the site. Revised site plan is attached.
3. We have explored multiple options for expressing the exterior of the building and relating it to the surrounding residential and institutional structures. Attached are 4 options that incorporate variation in the facade and larger windows on the South Claiborne side. We have also attached a precedent image and images of commercial buildings surrounding the site. The precedent image is the owner's existing medical clinic. It is our intent to maintain brand unity with the existing clinic and 4535 S Claiborne in conjunction with incorporating the DAC's design suggestions.
4. Regarding buffers at the east and south side of site:  
-On the east side, No buffer is required at the side yard between MU-1 and MU-1 zoning. See image below.  
-On the south side, We are not aware of specific instruction in the CZO requiring a buffer for parking within the confines of a building. Covered parking is treated as an interior space by the SFM with regards to life safety. We do not think the CZO requirements of landscape islands or buffers apply to interior parking.
5. Regarding ADA parking space compliance and ramp configuration:  
The total parking count is 30 and requires 1 ADA parking space. We have removed the ADA space that was in question. All ramps are compliant and have been approved by SFM. See image below.



# 4535 S CLAIBORNE PRECEDENT AND CONTEXT

## 315 WESTBANK EXPRESSWAY

THIS IS OWNER'S EXISTING MEDICAL CLINIC. IT IS OUR INTENT TO MAINTAIN BRAND UNITY WITH THE EXISTING MEDICAL CLINIC AND 4535 S CLAIBORNE.



4519 S Claiborne Ave MU-1



4500 S Claiborne Ave MU-1



4624 S Claiborne Ave MU-1



4624 S Claiborne Ave MU-1

# 4535 S CLAIBORNE DESIGN OPTIONS



OPTION 1 - CEMENT BOARD PANELS WITH ALUMINUM REVEAL TRIM. THIS IS THE OPTION PRESENTED AT THE 3-17 DAC MEETING EXCEPT WINDOWS HAVE BEEN ENLARGED.



OPTION 3 - CEMENT LAP SIDING 10" AND 5" EXPOSURE WITH ALUMINUM TRIM.



OPTION 2 - CEMENT LAP SIDING 10" EXPOSURE WITH ALUMINUM TRIM.



OPTION 4 - CEMENT LAP SIDING 10" EXPOSURE WITH CEMENT BOARD BANDING AND ALUMINUM TRIM

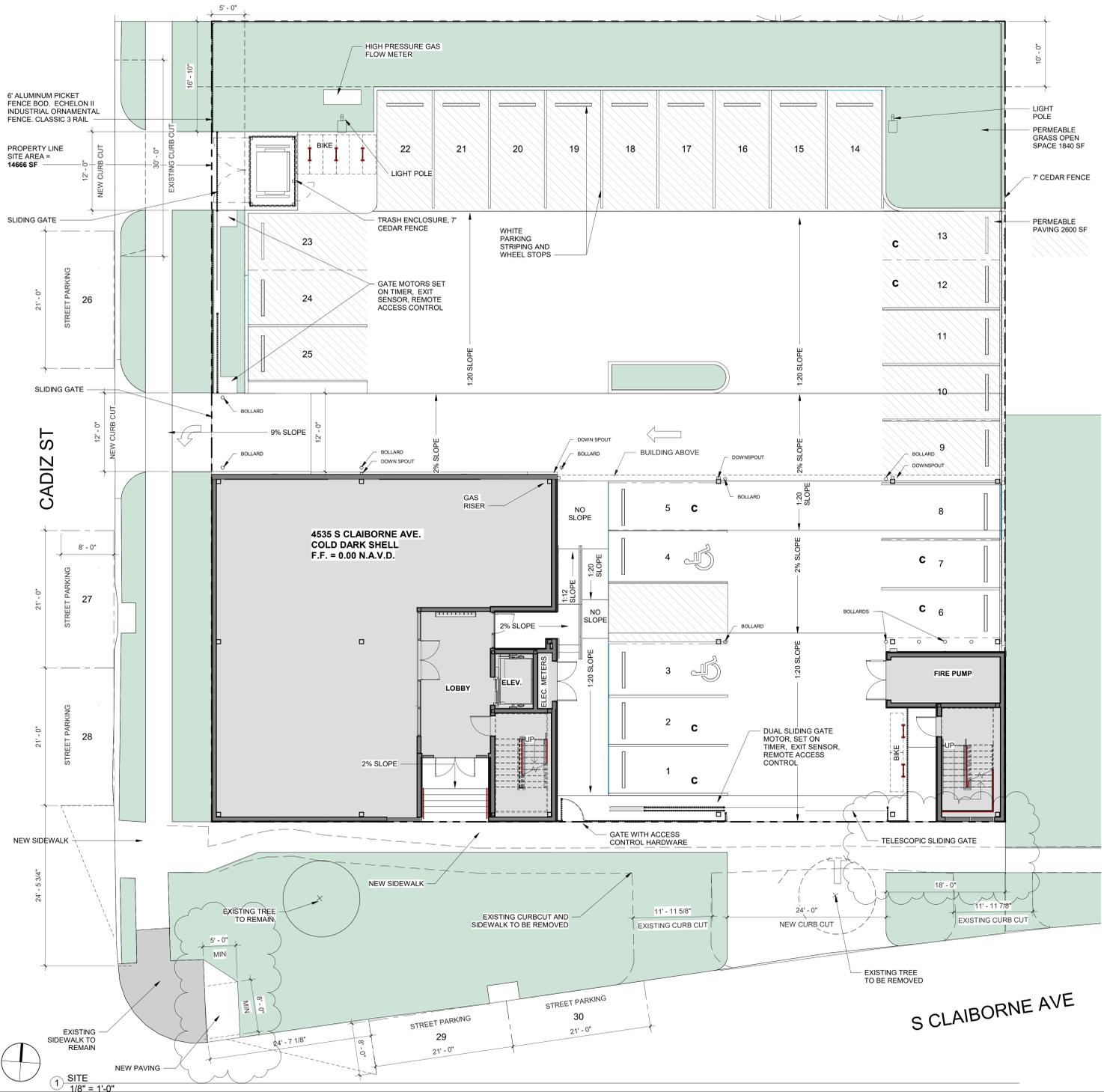
# 4535 S CLAIBORNE AVE

NEW ORLEANS, LA 70125

SHELL AND CORE PERMIT SET



VIEW AT ENTRY



**PARKING REQUIREMENT**

1ST FLOOR (FUTURE RETAIL GOODS) EXEMPT	(5000') - 2760 = 2240
2ND FLOOR (FUTURE MEDICAL CLINIC) 1.5 SPACES PER EXAM ROOM	12(1.5) = 18
3RD FLOOR (FUTURE OFFICE) 1 PER 500 GSF	6360(2240') = 4120 4120/500 = 9
*FIRST 5000 SF OF COMMERCIAL SPACE EXEMPT FROM VEHICLE PARKING REQUIREMENT	
<b>TOTAL = 27 REQUIRED</b>	<b>30 PROVIDED</b>

7 COMPACT, 2 ADA

**BIKE PARKING REQUIREMENT**

1ST FLOOR 1 PER 5000 SF	2760/5000 = .55
2ND FLOOR 1 PER 2 EXAM ROOMS	12/2 = 6
3RD FLOOR 1 PER 5000 SF	6360/5000 = 1.27
<b>TOTAL = 8</b>	

**PROJECT TEAM**

<b>OWNER:</b>	99 PROPERTIES LLC 315 WESTBANK EXPRESSWAY GRETN, LA 70053	<b>CONTACT:</b> TINA DANG & HAI NGUYEN
<b>ARCHITECT:</b>	ROZAS-WARD AIA ARCHITECTS 1100 POYDRAS STREET, SUITE 3550 NEW ORLEANS, LOUISIANA 70163 PHONE: (504) 524-4375 FAX: (504) 524-2493	<b>CONTACT:</b> CHARLES WARD JOHN DAUER REBECCA TAMBORELLA
<b>GENERAL CONTRACTOR:</b>	WOODWARD DESIGN+BUILD 1000 S NORMAN FRANCIS PARKWAY NEW ORLEANS, LA 70125 PHONE: (504) 822-6443	<b>CONTACT:</b> LEIGHTON DIXON
<b>STRUCTURAL &amp; CIVIL:</b>	WOODWARD ENGINEERING GROUP 1000 S NORMAN FRANCIS PARKWAY NEW ORLEANS, LA 70125 PHONE: (504) 822-6443	<b>CONTACT:</b> NICK MANNIX
<b>ELECTRICAL, MECHANICAL, PLUMBING:</b>	SYNERGY CONSULTING ENGINEERS 900 CAMP STREET, SUITE 448 NEW ORLEANS, LA 70130 PHONE: (504) 858-2854	<b>CONTACT:</b> LOREY FLICK

**PROJECT DESCRIPTION:**  
THE CONSTRUCTION OF A NEW THREE STORY 15,670 SF COLD DARK SHELL.

**ZONING INFORMATION:**  
MU-1 (MEDIUM INTENSITY MIXED USE DISTRICT)  
BROADMOOR HISTORIC DISTRICT

LOT AREA = 14,666

**MINIMUM LOT AREA:** NONE  
**MAX BUILDING HEIGHT:** 60 FEET, FIVE STORIES  
**MIN PERMEABLE OPEN SPACE:** 20% OF LOT AREA - 4950 SF PERMEABLE PROPOSED  
**FRONT YARD SETBACK:** NONE  
**INTERIOR SIDE YARD SETBACK:** NONE, 5' IF ABUTTING A RESIDENTIAL DISTRICT.  
**CORNER SIDE YARD SETBACK:** NONE  
**REAR YARD SETBACK:** NONE, 20' IF ABUTTING A RESIDENTIAL DISTRICT.



**BUILDING DESIGN STANDARDS:**

- THE GROUND FLOOR SHALL CONTAIN A MINIMUM TRANSPARENCY OF 50%.
- THE GROUND FLOOR SHALL HAVE A MINIMUM CEILING HEIGHT OF 12'

752 SF GROUND FLOOR AREA
752/2 = 376
379 SF TRANSPARENT AREA

**BUILDING AREA**

BUILDING GROSS SF:	
1ST FLOOR:	2,950 GSF
2ND FLOOR:	6,360 GSF
3RD FLOOR:	6,360 GSF
<b>TOTAL GROSS SF:</b>	<b>15,670 GSF</b>

**APPLICABLE CODES:**

- 2015 IBC
- 2015 NFPA
- 2012 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2012 LOUISIANA STATE PLUMBING CODE
- 2014 NATIONAL ELECTRIC CODE
- 2010 ADDA/GADA



1	DAC COMMENTS	3-22-21
NO	REVISION	DATE
4535 S CLAIBORNE MOB PROJECT		
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125		
20054		JOB NO
<b>TITLE SHEET - SITE PLAN</b>		
CONSTRUCTION SET		3-23-21
1/8" = 1'-0"		SCALE
<b>A0.0</b>		
A PROFESSIONAL CORPORATION www.rozas-ward.com		
1100 POYDRAS ST. SUITE 3550 NO LA 70163 504-524-4375		

LOT 1-B  
 SQUARE 692  
 SIXTH DISTRICT  
 ORLEANS PARISH  
 NEW ORLEANS, LA

S DERBIGNY ST (SIDE)

120.0'  
 N84°17'28"E

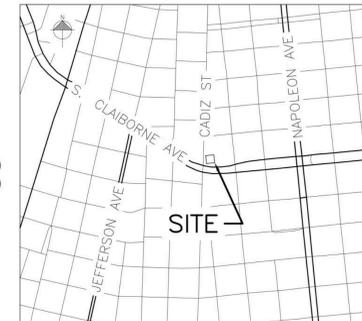
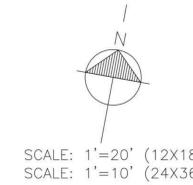
LOT 1-B  
 (14,666 SF)  
 (0.337 AC)

122.22'  
 S05°44'07"E

JENA ST (SIDE)

300.0'  
 N84°17'28"E

S CLAIBORNE AVE (191.83 R/W)



VICINITY MAP  
 NOT TO SCALE

LEGEND

- ⊙ - LIGHT POLE
- ⊙ - GUY WIRE
- ⊙ - POWER POLE
- ⊙ - FIRE HYDRANT
- ⊙ - WATER METER
- ⊙ - SEWER MANHOLE
- ⊙ - SEWER CLEANOUT
- ⊙ - DRAIN MANHOLE
- ⊙ - DRAIN CLEANOUT
- ⊙ - WATER MANHOLE
- (SIZE) D - DRAIN LINE
- (SIZE) S - SEWER LINE
- (SIZE) G - GAS LINE
- (SIZE) W - WATER LINE
- ⊙ - WATER VALVE
- ⊙ - SIGN, POLE MOUNTED
- ⊙ - SPOT ELEVATION
- ⊙ - IRON ROD FOUND
- ⊙ - MAG NAIL FOUND
- ⊙ - CATCH BASIN
- ⊙ - GAS VALVE
- ⊙ - TRASH CAN
- ⊙ - TREE
- ⊙ - SMALL TREE
- ▨ - BUILDING

NOTES:  
 1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL. (1-800-272-3020).  
 2. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.  
 3. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22071C0228F, EFFECTIVE DATE SEPTEMBER 30, 2016, THE SITE IS IN ZONE AE (-1.0').  
 4. ELEVATIONS AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENTS, LSU C4GNET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, US SURVEY FEET, NAVD83.  
 5. SOME FEATURES NOT DRAWN TO SCALE FOR CLARITY.

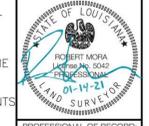
PREPARED FOR ROZAS WARD.  
 I HEREBY CERTIFY THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 29 FOR A CLASS "B" SURVEY.



REV. NO.	DATE	DESCRIPTION

4535 S. CLAIBORNE AVE  
 NEW ORLEANS, LOUISIANA

DRAWN BY: BATTURE	CHECKED BY: BATTURE
DATE: JANUARY 14, 2021	ISSUE: BOUNDARY SURVEY



BOUNDARY TOPO & UTILITY SURVEY  
 SHEET NUMBER:  
 1

FILE NO. 198-001

NO	REVISION	DATE

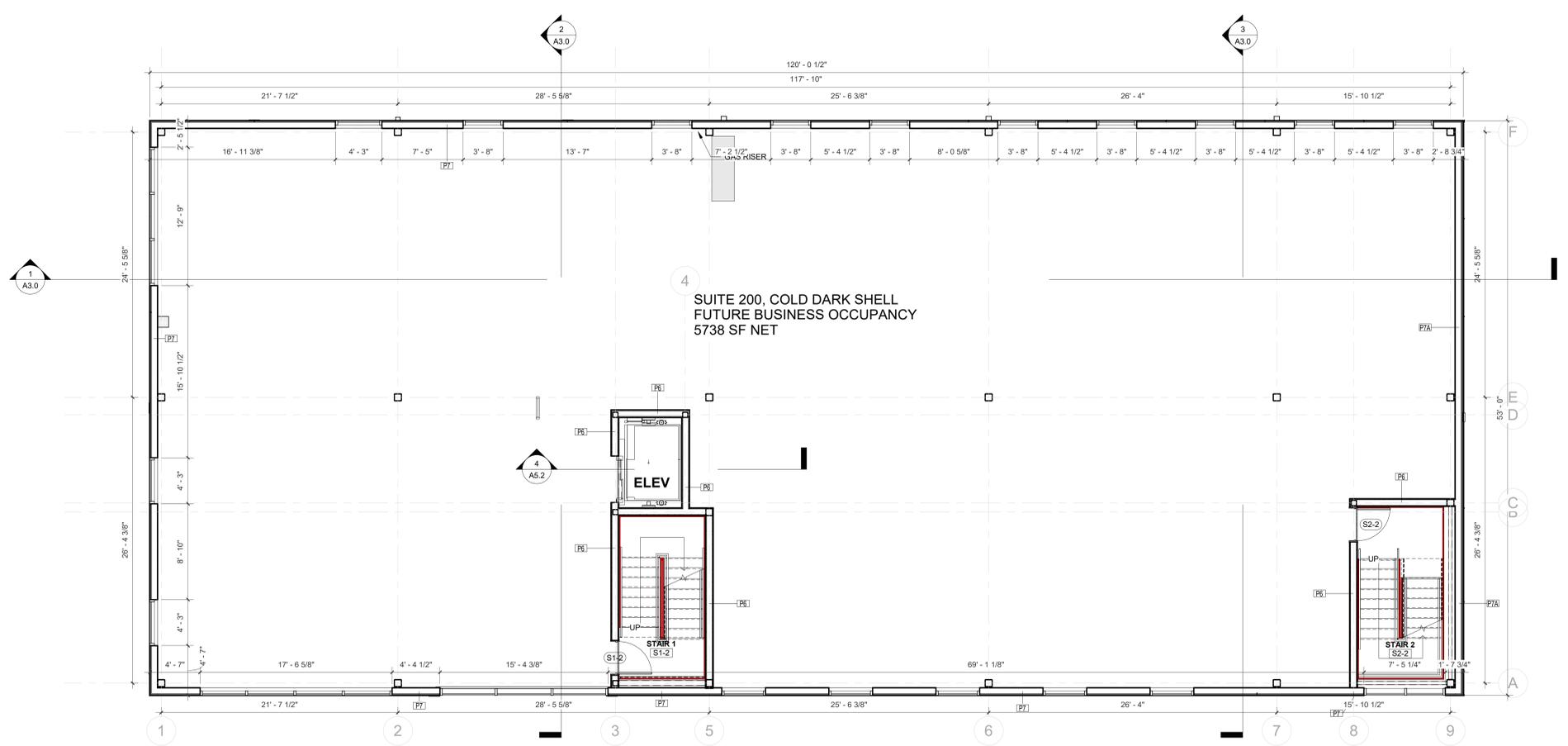
4535 S CLAIBORNE MOB	PROJECT
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125 20054	JOB NO
SURVEY	
CONSTRUCTION SET	3-23-21
SCALE	
A0.1	



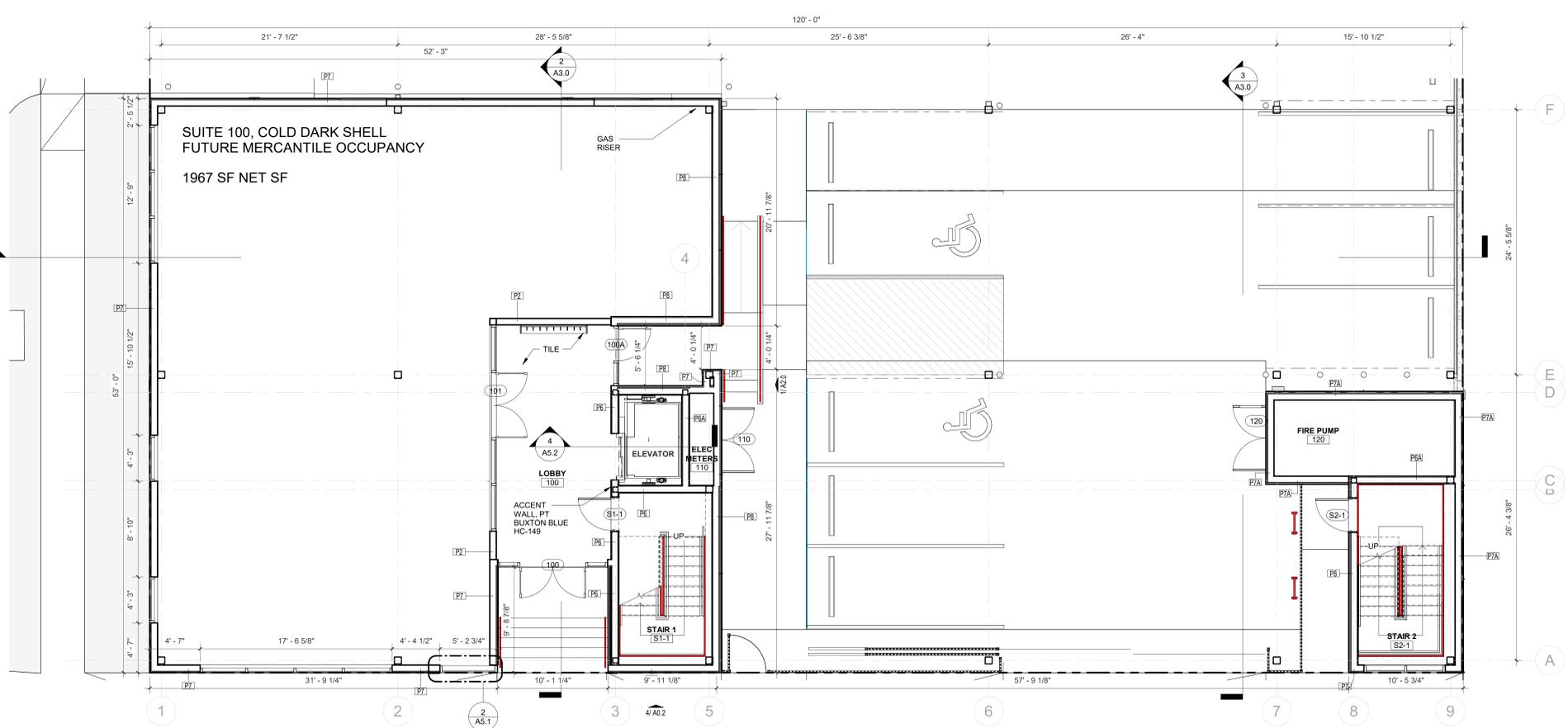
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FILE NO. 198-001

SHELL AND CORE FINISH SCHEDULE					
ROOM #	ROOM NAME	BASE FINISH	FLOOR FINISH	WALL FINISH	CEILING FINISH
100	LOBBY	4" RUBBER BASE	TILE	PT GYP. STONE WHITE 2120-70, ACCENT BUXTON BLUE HC-149	PT GYP. SUPER WHITE OC-152
110	ELEC METERS	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
120	FIRE PUMP	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
301	ELEVATOR EQUIP	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
E-2	ELEV	-	LOBBY TILE	ELEV. STAINLESS STEEL CORE-GYP WITH JOINTS FINISHED	OPEN TO STRUCTURE
S1-1	STAIR 1	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S1-2	STAIR 1	-	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S1-3	STAIR 1	-	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S2-1	STAIR 2	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S2-2	STAIR 2	-	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S2-3	STAIR 1	-	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE



2 SECOND FLOOR PLAN  
3/16" = 1'-0"



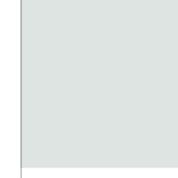
1 FIRST FLOOR PLAN  
3/16" = 1'-0"

**PAINT COLORS**

**SUPER WHITE, OC-152**



**STONE WHITE 2120-70**



**BUXTON BLUE HC-149**



**SILVER SPRING 2120-50**



**CONCRETE**  
SEALED CONCRETE IN FIRE PUMP 120, ELECTRICAL METER 110, AND STAIR 1 & 2.

**TILE**  
FLOOR TILE, AMERICA OLEAN, SCENE, HORIZON SCC4, 24X24 MATTE, LATICRETE SMOKE GRAY 89 GROUT

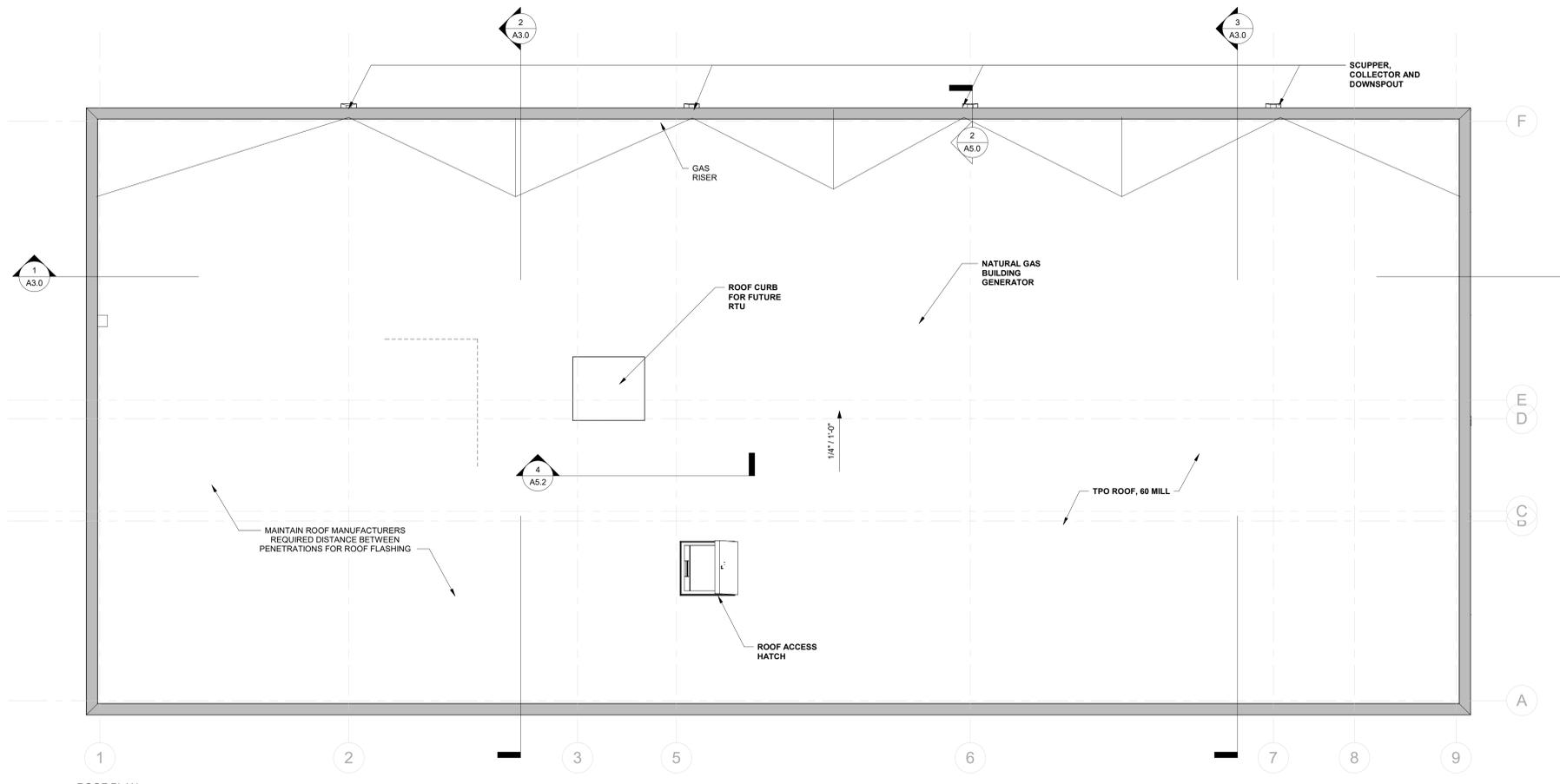


NO	REVISION	DATE

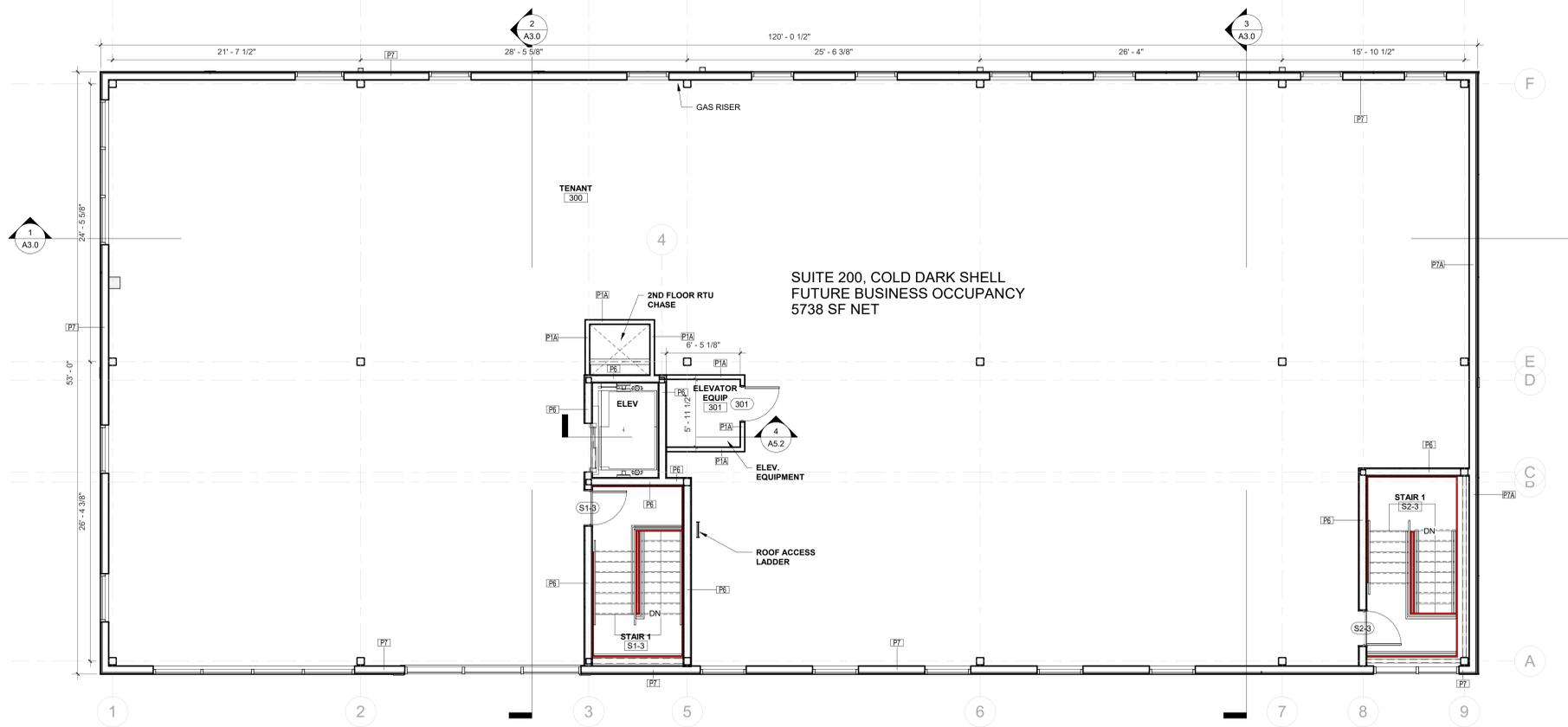
4535 S CLAIBORNE MOB PROJECT  
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125  
20054 JOB NO

1ST AND 2ND FLOOR PLAN  
CONSTRUCTION SET 3-23-21  
As indicated SCALE

**A1.0**



2 ROOF PLAN  
3/16" = 1'-0"



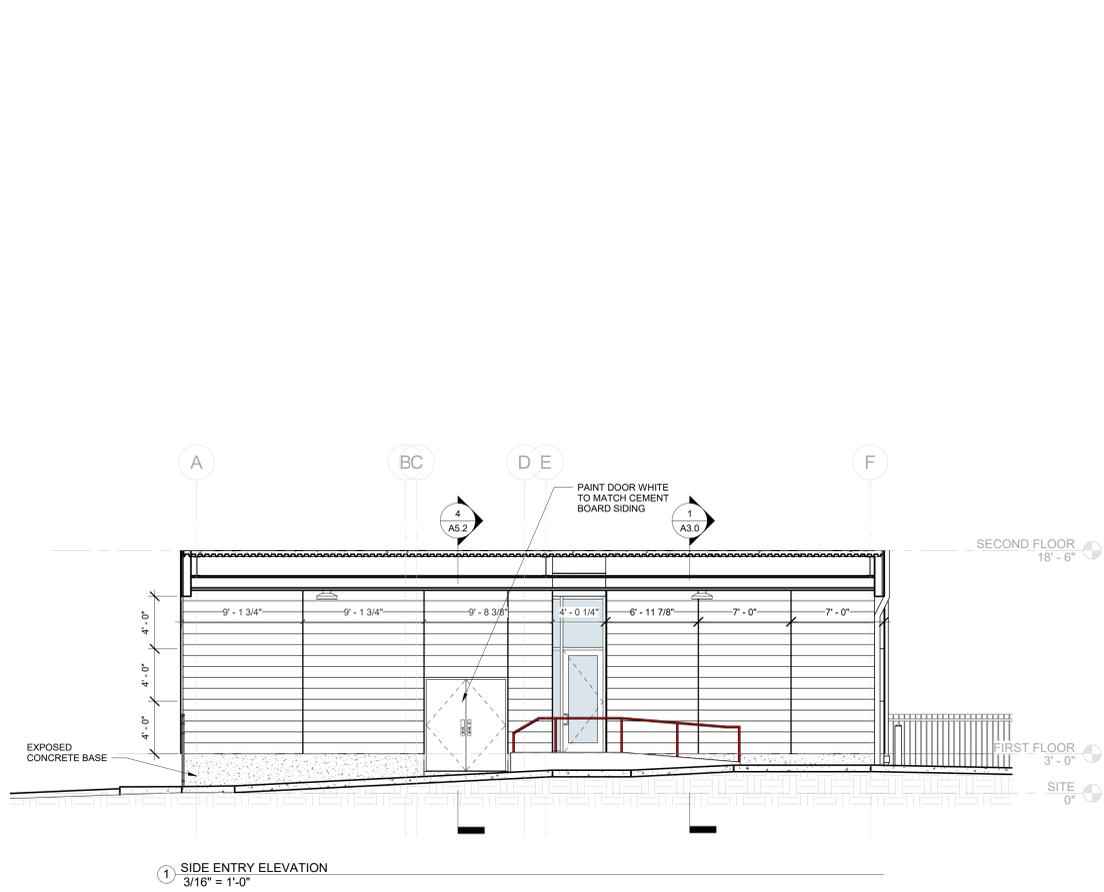
1 THIRD FLOOR  
3/16" = 1'-0"

NO	REVISION	DATE
	4535 S CLAIBORNE MOB	PROJECT
	4535 SOUTH CLAIBORNE AVENUE NEW	
	ORLEANS, LA 70125	JOB NO
	20054	

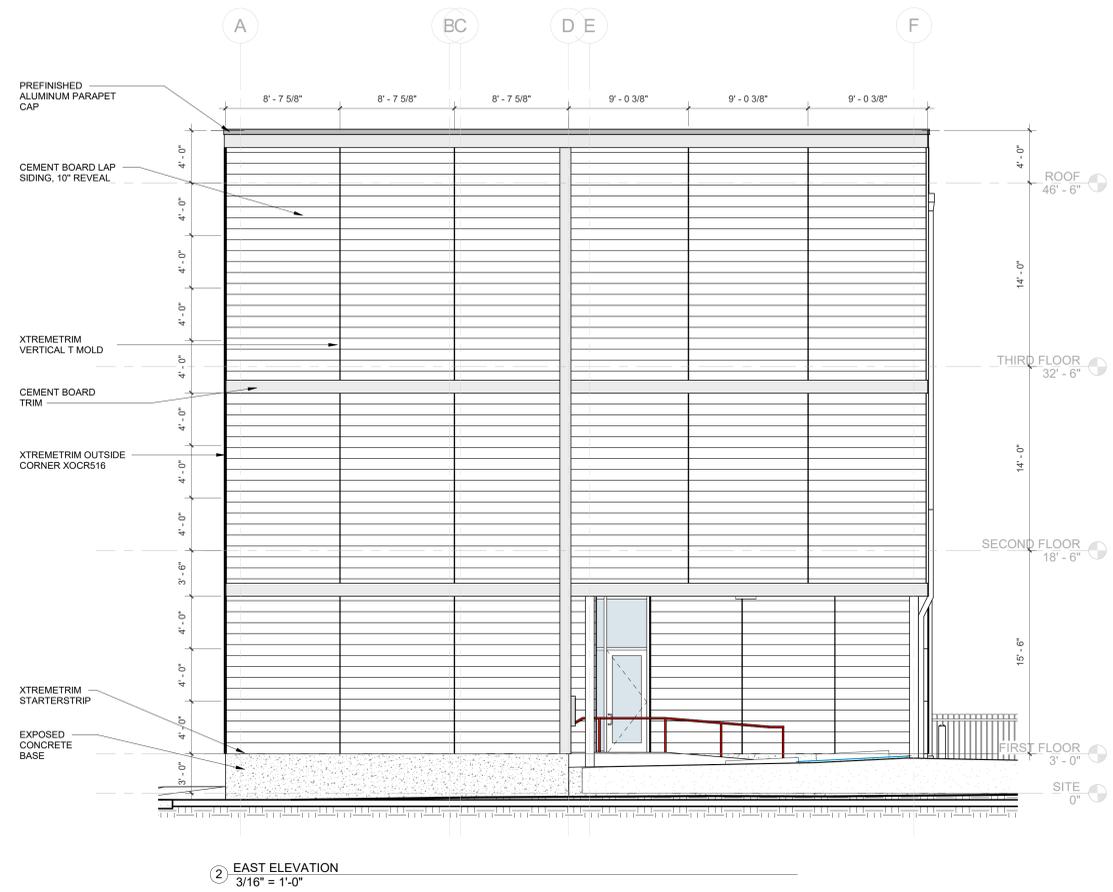
THIRD AND ROOF PLAN  
CONSTRUCTION SET 3-23-21  
3/16" = 1'-0" SCALE

A1.1

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1 SIDE ENTRY ELEVATION  
3/16" = 1'-0"



2 EAST ELEVATION  
3/16" = 1'-0"



4 SOUTH ELEVATION  
3/16" = 1'-0"

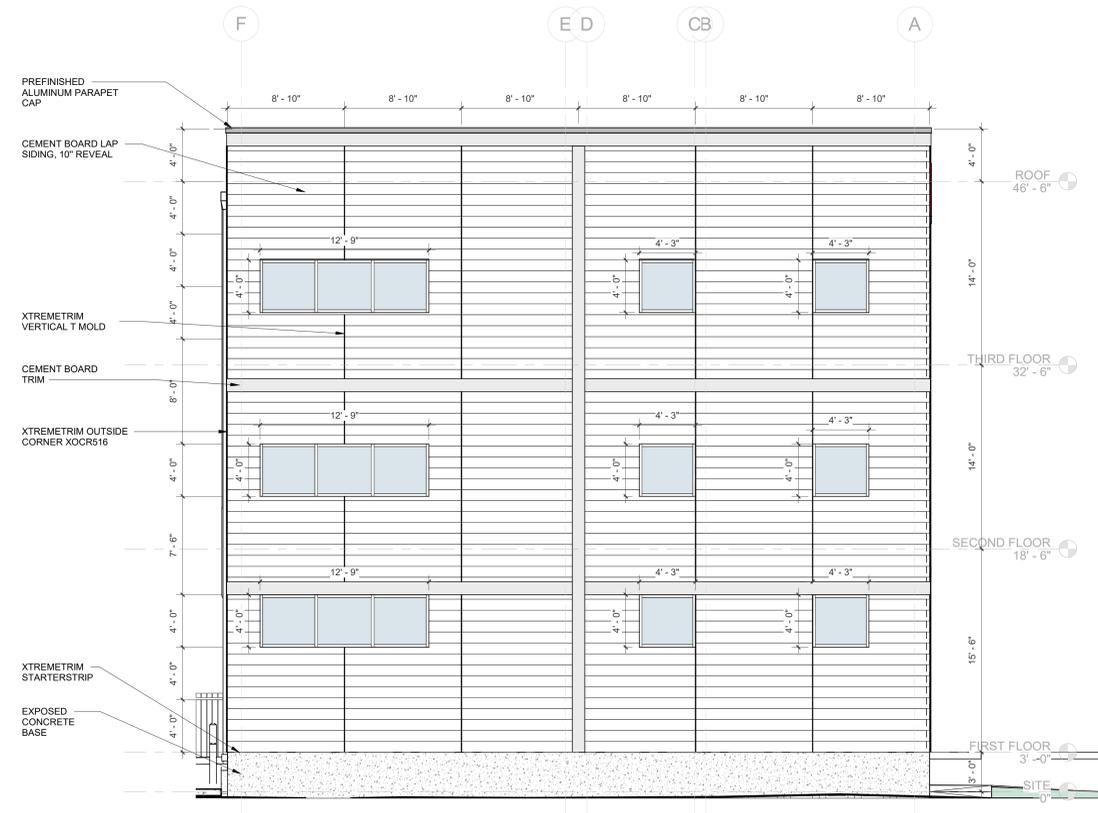
NO	REVISION	DATE
1	DAC COMMENTS	3-22-21
	REVISION	

4535 S CLAIBORNE MOB PROJECT  
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125  
20054 JOB NO

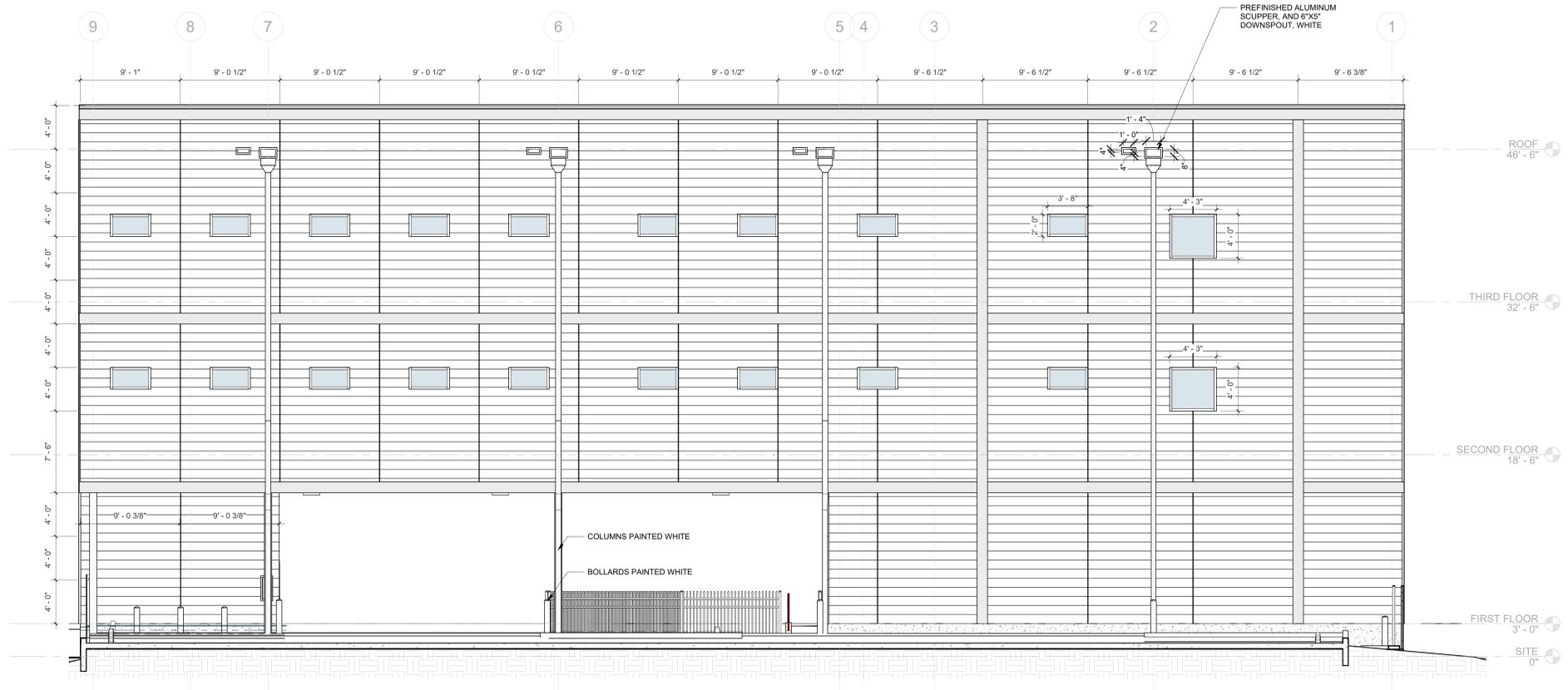
**ELEVATIONS**  
CONSTRUCTION SET 3-23-21  
3/16" = 1'-0" SCALE

**A2.0**

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2 WEST ELEVATION  
3/16" = 1'-0"

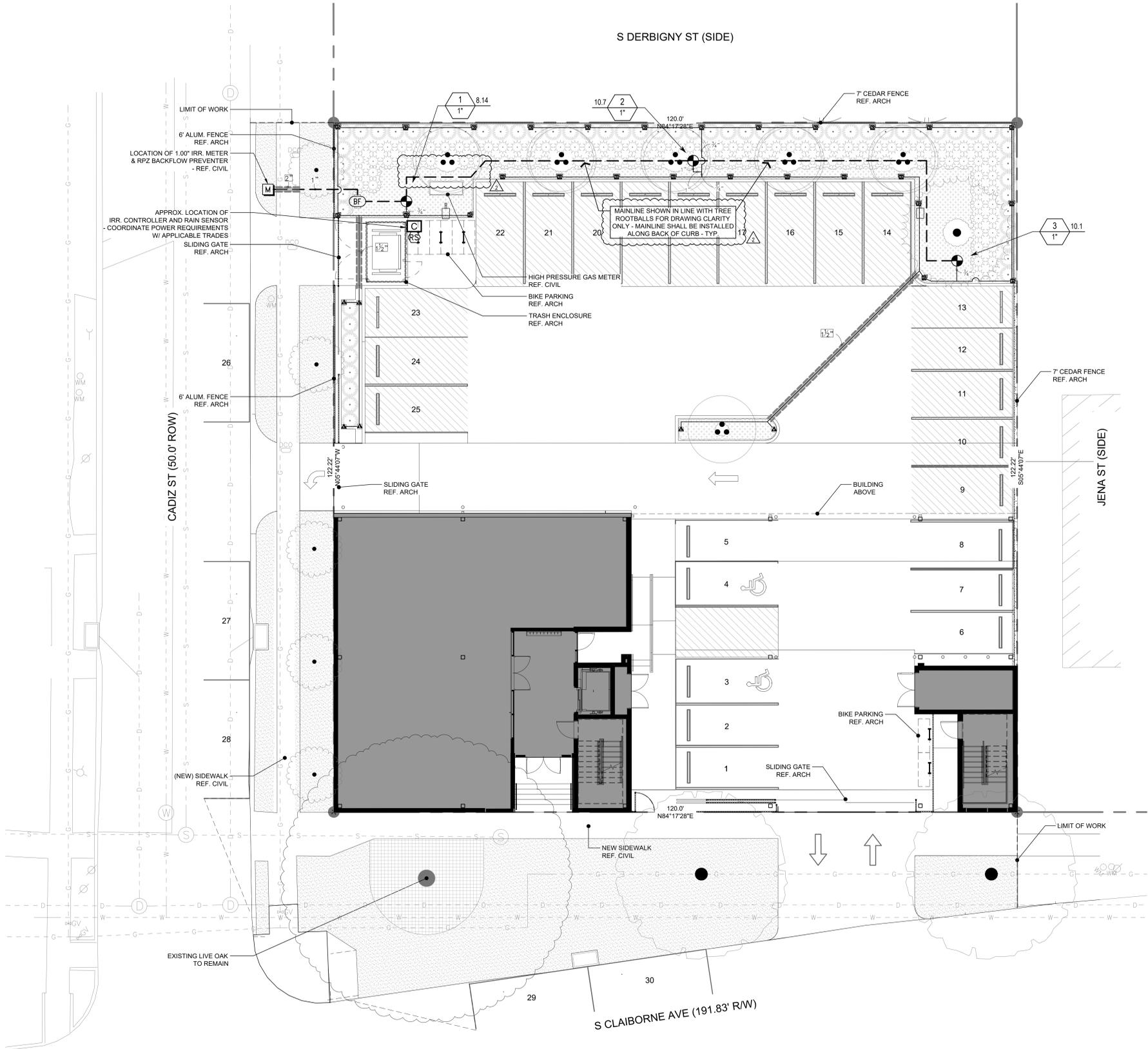


1 NORTH ELEVATION  
3/16" = 1'-0"

1	DAC COMMENTS	3-22-21
NO	REVISION	DATE
4535 S CLAIBORNE MOB		PROJECT
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125		JOB NO
20054		

**ELEVATIONS**  
CONSTRUCTION SET 3-23-21  
3/16" = 1'-0" SCALE

**A2.1**



**IRRIGATION SCHEDULE**

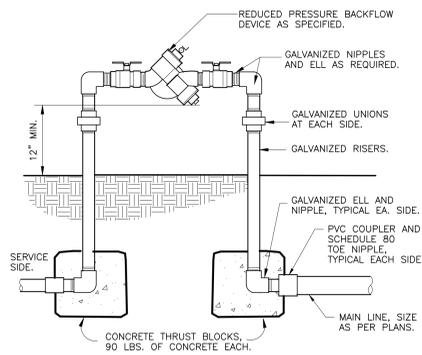
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
▲ ▲ ▲ ▲ ▲	Rain Bird 1812-PRS-U 15 Strip Series Shrub Spray, 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	30
■ ■ ■ ■ ■	Rain Bird 1812-PRS-U 10 Series Shrub Spray, 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	30
■ ■ ■ ■ ■	Rain Bird 1812-PRS-U 12 Series Shrub Spray, 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	30
■ ■ ■ ■ ■	Rain Bird 1812-PRS-U 15 Series Shrub Spray, 12.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	30
⊕	Rain Bird DVF 1" Standard configuration, electric remote control valve. Plastic residential in 1". With Flow Control.	
BF	BACKFLOW PREVENTION DEVICE - 1.00" 1" Reduced Pressure Backflow Preventer - Reference Civil Utility Plan for Details	
C	Rain Bird ESP-ME3 4 Station Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	
M	Water Meter 1" IRRIGATION METER - 1.00" (REF. CIVIL)	
---	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	
---	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	
---	Irrigation Mainline: PVC Class 200 SDR 21 1"	
---	Pipe Sleeve: PVC Schedule 40 1 1/2"	
---	Pipe Sleeve: PVC Schedule 40 2"	
○	Valve Callout	
⊕	Valve Number	
⊕	Valve Flow	
⊕	Valve Size	

▲	DAC COMMENT REVISION	3/22/21
▲	DESIGN COORDINATION	2/23/21
NO	REVISION	DATE
4535 S CLAIBORNE MOB		PROJECT
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125 20054		JOB NO
<b>LANDSCAPE IRRIGATION PLAN</b>		
PERMIT SET	02-08-21	
AS SHOWN	SCALE	
		<b>LI1.0</b>
		<small>ROZAS WARD ARCHITECTS</small> <small>A PROFESSIONAL CORPORATION</small> <small>www.rozas-ward.com</small> <small>1100 POYDRAS ST. SUITE 3550 NO LA 70163</small> <small>504-524-4375</small>

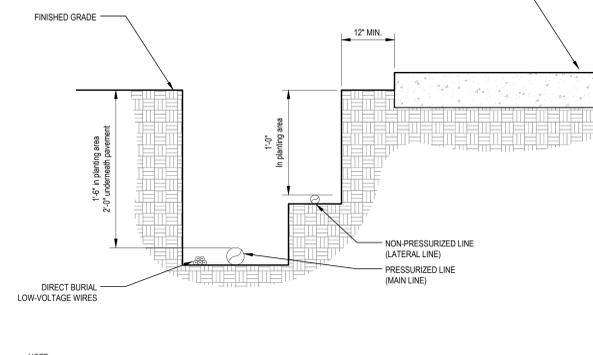
**1 LANDSCAPE IRRIGATION PLAN**  
 1/8" = 1'-0"  
 0 8 16 24 feet  
 NORTH  
 SCALE: 1/8" = 1'-0"

**GENERAL IRRIGATION NOTES:**

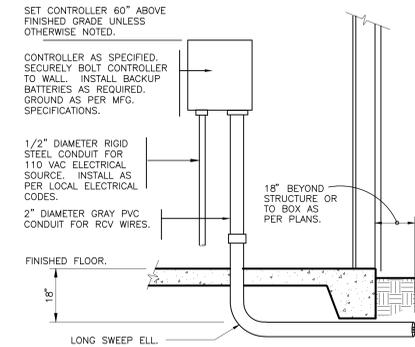
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL BEAR RESPONSIBILITY OF REPAIRING OR REPLACING ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.
- THE DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN THE PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL ALIGN ALL VALVE BOXES WITH AND PERPENDICULAR TO THE SIDEWALK OR CURB. PLACE VALVE BOXES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. SCREEN ALL IRRIGATION EQUIPMENT USING APPROPRIATE SIZED SHRUBS.
- THE LANDSCAPE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM STATIC WATER PRESSURE OF (55) PSI, WITH A MAXIMUM FLOW DEMAND OF (+/-) 11.5 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT, PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
- THE IRRIGATION CONTRACTOR SHALL NOT FULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING AND DESIGN OF THE LANDSCAPE IRRIGATION SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO ADJUST THE PRESSURE CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- 120 VAC POWER SOURCE FOR THE IRRIGATION CONTROLLER SHALL BE PROVIDED TO THE FINAL LOCATIONS OF THE AUTOMATIC IRRIGATION CONTROLLER(S). IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR TO THE IRRIGATION CONTROLLER.
- ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SLEEVES. SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE IT SHALL ENCASE.
- PIPE SIZING SHALL NOT EXCEED A WATER VELOCITY OF 5 FPS. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH THE FINISHED GRADE.
- ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS WITHOUT CUTTING SIDEWALLS OF THE VALVE BOX. CUT VALVE BOXES SHALL BE REPLACED WITH NEW VALVE BOXES AS INSPECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL ALLOW FOR AN ASSORTMENT OF VARIABLE ADJUSTABLE ARC NOZZLES (VAN) TO BE INSTALLED IN AREAS WHERE STANDARD NOZZLES ARE NOT APPLICABLE.
- THE INTENT OF THE IRRIGATION DESIGN IS TO PROVIDED 100% HEAD-TO-HEAD COVERAGE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS, WHERE NECESSARY, TO ASSURE THAT HEAD-TO-HEAD COVERAGE IS ATTAINED. IN SOME CASES, HEADS WILL BE SHOWN CLOSER THAN THEIR RADIUS OF THROW. THIS HAS BEEN DONE WHERE WINDY CONDITIONS ARE ANTICIPATED. THESE DISTANCES SHALL BE FOLLOWED.
- REFER TO THE WRITTEN SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING SUBMITTAL REQUIREMENTS, MATERIALS AND TESTING AND EXECUTION REQUIREMENTS.



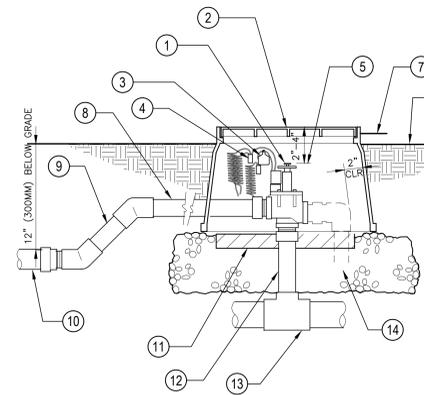
**1 REDUCED PRESSURE BACKFLOW DEVICE**  
N.T.S.



**2 IRRIGATION TRENCHING - TYP.**  
N.T.S.

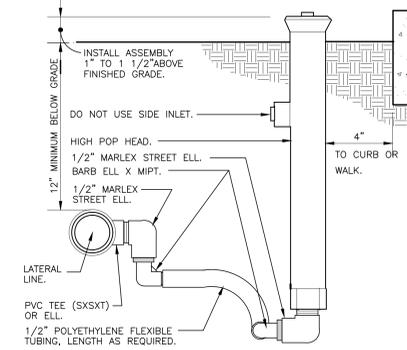


**3 INTERIOR WALL MOUNT CONTROLLER**  
1\"/>



**4 REMOTE CONTROL VALVE**  
1 1/2\"/>

- REMOTE CONTROL VALVE AS SPECIFIED, ONE PER BOX.
- 10X15 RECTANGULAR VALVE BOX.
- PLASTIC ID. TAG AT EACH VALVE.
- WATER PROOF WIRE CONNECTORS ON 30' LOOPED WIRES.
- 2\"/>
- 2\"/>
- 3/4\"/>
- OUTLET PIPE SAME SIZE AS VALVE, 24\"/>
- 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
- INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
- TWO 6X2X18 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
- SCHEDULE 80 RISER.
- MAIN LINE AS OCCURS.
- 6\"/>



**5 SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY**  
3\"/>

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CBT SST	Rain Bird 1812-PRS-U 15 Strip Series Shrub Spray, 12.0\"/>		
DTHTP	Rain Bird 1812-PRS-U U10 Series Shrub Spray, 12.0\"/>		
DTHTT	Rain Bird 1812-PRS-U U12 Series Shrub Spray, 12.0\"/>		
DTHTT	Rain Bird 1812-PRS-U U15 Series Shrub Spray, 12.0\"/>		
RB	Rain Bird DVF 1\"/>		
BF	BACKFLOW PREVENTION DEVICE - 1.00\"/>		
C	Rain Bird ESPAME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	
RS	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4\"/>		
	Irrigation Lateral Line: PVC Class 200 SDR 21 1\"/>		
	Irrigation Mainline: PVC Class 200 SDR 21 1\"/>		
	Pipe Sleeve: PVC Schedule 40 1 1/2\"/>		
	Pipe Sleeve: PVC Schedule 40 2\"/>		

Valve Callout

Valve Number

Valve Flow

Valve Size

△	DAC COMMENT REVISION	3/22/21
△	DESIGN COORDINATION	2/23/21
NO	REVISION	DATE
4535 S CLAIBORNE MOB		PROJECT
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125 20054		JOB NO
LANDSCAPE IRRIGATION NOTES & DETAILS		
PERMIT SET	02-08-21	
AS SHOWN	SCALE	

STATE OF LOUISIANA  
ROZAS WARD ARCHITECTS  
LICENSED ARCHITECT

**LI1.1**

**RW ROZAS WARD architects**  
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